

Builder Is Supporter Of Highway Extension

By EMORY DANIELS

The state has "taken possession" of land along Northwestern for some 20 years and has left to the landowners the "pleasure" of paying taxes.

That was the main point made Wednesday afternoon by Charles Bauervic, a key Southfield landowner, before the House investigating committee holding hearings in Pontiac on the need of extending Northwestern Highway from Telegraph to US-23.

"Hear all the publicity on extending Northwestern, if I didn't show up today we developers would look like we chickened out," Bauervic told the committee after being sworn in as a witness.

"Well, I'm not afraid to talk to anybody."

Bauervic said the first land he purchased along the Northwestern corridor was 60 acres obtained about 10 years ago at 14 Mile and Orchard Lake Roads. He owns a total of 525 acres contingent to that 60 acres, plus land holdings elsewhere.

"I purchased in anticipation of Northwestern being built. The maps for the past 22 years have shown Northwestern. It wasn't any secret."

Bauervic sketched a brief history of the Northwestern Area Council (NAC), a group of landowners in West Bloomfield Township organized to obtain information about extension of Northwestern.

"We didn't exert any undue pressure on anyone. We were entitled, just as much as a single-lot owner is, to ask questions. The tax load was getting higher and we had to know whether to keep our land or sell."

Bauervic said about 10 years ago he was negotiating to sell 10 acres of right-of-way to the state for the extension. A price of \$50,000, or \$5,000 an acre, was agreed upon but then the state backed off.

Since then sewer and water have been added, and development has picked up, Bauervic observed, and it will cost the state much more to acquire the right-of-way.

The highway will be built, he continued, because West Bloomfield is developing. "In 1953 the corridor population was 50 million. Today it is 110 million. You can't build 10 million new cars a year without having more roads."

Bauervic admitted he couldn't sue the state for damages because the value of his 60 acres has gone up and up from when he purchased 20 years ago. But others have suffered monetary damages, he added.

Bauervic, who sold the 70 acres in Southfield for the Prudential regional center project, says he operates by holding land to sell eventually to developers.

"I retired from the auto industry in 1953 and my only revenue derives from the sale of property. I cannot sell my property to developers, though, until I know what will happen to Northwestern. Land is like fruit, it can't be sold until it's ripe."

"At one time, I was \$190,000 behind on my taxes and had to sell some land to pay taxes. Some weren't that fortunate."

"You can't hold West Bloomfield down because it's strategically located in the

path of development. If Northwestern continues to be delayed, land will fall into the hand of opportunists who'll sell to cheap developers for profit only.

"You cannot continue to keep property vacant without revenue coming in."

He commented the federal government has committed \$33 million for Northwestern and wouldn't have done so unless the highway was needed.

In answer to questioning, Bauervic said the NAC members owned a total of 2,000 acres along Northwestern.

He objected to suggestions the NAC was a covert group trying to improperly influence legislators. "The coalition never tried to hide its operation."

"I see nothing sinful about

holding land, paying taxes, and asking questions in Lansing. Why should I, as a citizen, be afraid to ask Lansing questions?"

"I've had my 60 acres vacant for 20 years. I took a calculated risk. There wasn't any guarantee, but the drawings were there. What's wrong with that?" he barked.

"When the highway dept. says it will take part of my property sometime in the future, it takes physical possession now for all practical purposes. Yet, I pay taxes - some \$60 a day. I don't see any profit in that."

Herman Frankel, another Northwestern corridor developer, testified West Bloomfield Township has kept landowners from developing their holdings because

the highway plans were on the books.

This stalemate situation led to formation of NAC, he added, and some 15 members have been assessed \$125 each to pay for public relations and legal assistance.

"If there is a moral and legal obligation to build the highway," Frankel stressed, "it will be built, and that's the beginning, middle, and end of the story."

"It is extremely unfair to delay this for 25 years. Our primary purpose was to get an answer, not to influence the answer. The answer itself was important, we had a need to know."

Frankel was treasurer of NAC and Henry Moses was chairman.

Community Calendar

GUN CLINIC
Wednesday, Oct. 3 and Oct. 10, the Farmington Area Jaycees will sponsor a gun safety clinic at East Junior High, 2500 Middle Belt Road. The clinic, which runs from 7:30 p.m., will be taught by Art Dittmar.

DEM CLUB
Thursday, Oct. 4, at 8 p.m., the Farmington Democratic Club will meet in the Farmington Community Center.

FASHION LUNCHEON
Thursday, Oct. 4, Meadowbrook Country Club will provide a setting for a luncheon and fashion show to benefit the Farmington Community Center. The donation is \$6. Luncheon is at 12:15 p.m., with a cocktail service starting at 11:30 a.m. not included in the ticket price. Call the center by Monday, Oct. 1, for reservations.

CLOSET SALE
Friday, Oct. 5, from 9 a.m. to 3 p.m., the United Method-

ist Women of Orchard United Methodist Church, Farmington Hills, will hold their fourth annual fall and winter closet sale. The church is on Farmington Road north of 13 Mile Road.

CLOWN SHOW
Saturday, Oct. 6, Ricky the Clown will entertain at the Farmington Community Center with comedy, magic, upside down pictures, cowboy roping and other tricks. Admission is \$1 for two performances, at 1 p.m. and 2:30 p.m. Reserved tickets are available at the center.

SKI CLUB
Monday, Oct. 8, at 8 p.m., there will be an organizational meeting for an adult ski club at the Farmington Community Center. E. Marshall Greene will teach the course.

STORY HOUR
Tuesday, Oct. 9, at 10 a.m., the fall story series for pre-schoolers at the Farmington Road library begins.

Registrations are now being accepted by phone or in person for four or five-year-olds. The programs consist of stories, finger-plays and singing.

ART TRIP
Wednesday, Oct. 10, the Farmington Community Center will send a bus to the Detroit Institute of Arts to see a special exhibit of Russian artists. The bus leaves the center at 9 a.m. Tickets are \$1 a person with no luncheon included.

ARTISTS CLUB
Wednesday, Oct. 10, at 7:30 p.m., the Farmington Artists Club will meet in the Farmington Public Library on 12 Mile. The program will be a critique of members' paintings by Patricia Quinlan, Wayne State University associate art professor.

BLUE STAR
Thursday, Oct. 11 at noon, the Blue Star Mothers will hold a card party at the

Farmington Community Center.

TEEN FILM
Thursday, Oct. 11, the Farmington Public Library will show the movie, "Go Man Go," the story of the Harlem Globetrotters, starring Sidney Porter. The film starts at 7 p.m., in the 12 Mile Road branch auditorium.

DROP IN CENTER
Mondays and Wednesdays, from 10 a.m. to 2 p.m., the Drop In Center meets in the Farmington Masonic Temple, Grand River and Farmington.

SENIOR CITIZENS
Thursdays - First and third Thursdays, the senior citizens from the Our Lady of Sorrows Catholic parish meet at the church. Mass is at 11:30 a.m. and lunch is at noon. Bring lunch, but coffee and dessert is provided. The group is seeking members from any parish, not just Sorrows.



Prices Reduced!

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Golden Ripe Bananas
Reduced
12¢ lb.

New York Cut Boneless Strip Steaks
U.S.D.A. CHOICE
1.99 lb.

Refreshing Coca-Cola
8 16-oz. Bottles **99¢**

Flavorful Heinz Ketchup
14-oz. Bottle **24¢**

Treasure Tomato Paste
12-oz. Can **18¢**

Cream Style or Whole Kernel Stokely Corn
17-oz. Can **18¢**

Snowwhite Marshmallows
1-lb. Cello **19¢** Reduced

Pringles Potato Chips
9-oz. Twin Pack **59¢**

Fireside Saltine Crackers
1-lb. Box **22¢**

Campbell's Tomato Soup
10 1/2-oz. Can **12¢**

All Purpose Grind Beech-Nut Coffee
2 lb. Can **1.59**

Household Bab-O Cleanser
14-oz. Can **8¢**

Jumbo Kleenex Towels
2 Roll Pack **58¢**

Whole Kernel Niblets Corn
12-oz. Can **19¢**

Milk Chocolate or Butterscotch Nestles Morsels
Reduced
12-oz. Cello **39¢**

Birds Eye Cool Whip
9-oz. Cup **44¢**

Borden's Fudgee Bars or Twin Pops
12 Bar Pkg **44¢**

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